



Notice of Intent to Request Release of Funds

Date of Notice: April 21, 2017

Name of Responsible Entity: City of Renton, Washington

Address: 1055 S. Grady Way, Renton, WA 98057

Contact and Telephone: Matthew Herrera, AICP, Senior Planner
City of Renton
Department of Community and Economic Development
Planning Division
(425) 430-6593

On or about May 9, 2017 the City of Renton will authorize the Renton Housing Authority (RHA) to submit a request to the Department of Housing and Urban Development (HUD) for the release of funding for projects assisted under section 9 of the U.S. Housing Act of 1937 (42 U.S.C. 1437x) to undertake redevelopment of RHA's Sunset Terrace public housing community and additional properties owned or purchased by RHA for housing and associated services.

Locations: The Sunset Terrace property is generally located at the intersection of Sunset Boulevard and Harrington Avenue. An Environmental Impact Statement (EIS) planned action study area was defined and bounded approximately by NE 21st Street on the north, Monroe Avenue NE on the east, NE 7th Street on the south, and Edmonds Avenue NE. Within the EIS study area, a master plan redevelopment of Sunset Terrace was evaluated, as well as replacement housing sites, and private development in the neighborhood.

Description: Since 2011, conceptual plans have proposed redevelopment of Sunset Terrace and adjacent properties with mixed-income, mixed-use residential and commercial space and public amenities. The redevelopment would include a 1-to-1 unit replacement for all 100 existing public housing units either on-site at Sunset Terrace or off-site at locations within the EIS study area. The project will require relocation of all existing residents and RHA has developed a relocation plan as part of the demolition and disposition permits granted by the US Department of Housing and Urban Development.

Public amenities would be integrated with the development and could include a community gathering space; civic facilities; a new park/open space; retail shopping and commercial space; and green infrastructure.

Conceptual master plans were updated in 2014 and 2016 and reevaluations under NEPA and SEPA were conducted and revised Records of Decision noticed. As planned, the Sunset Terrace property and associated properties owned or purchased by RHA or by other public or private developers (e.g. Colpitts Development Company, LLC) would be developed with up to 722 total units on the Sunset Terrace property including nearby land swap/housing replacement sites. In 2016, the City and RHA proposed the addition of replacement housing for the Sunset Terrace redevelopment on five parcels located abutting the Master Plan area and evaluated in the 2011 EIS Study Area. Compared to 2011 plans, there would be a redistribution of Master Plan dwelling units within the Master Plan area and the Renton Sunset neighborhood. The proposed changes would redistribute dwelling units, but there would be no net increase in the total number of housing units in the Master Plan area or in the Sunset Area neighborhood.

The activities proposed comprise a project for which the City of Renton initiated and prepared a SEPA/NEPA EIS. A public EIS scoping process on the project occurred from August 13 to October 18, 2010. The City of Renton issued a Draft EIS on December 17, 2010. Following a formal comment period which ended on January 31, 2011, the City issued a Final EIS on April 1, 2011. In 2014 and 2016, the City issued reevaluations and published a Revised Record of Decision.

An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the City of Renton, Department of Community and Economic Development, Planning Division, 1055 S. Grady Way, Renton, WA 98057. The public may review and obtain copies of the ERR at this location Monday through Friday between 8:00 A.M. and 5:00 P.M.

Record of Decision

In 2011, the City provided a notice of its Record of Decision (ROD) for the Renton Sunset Area Community EIS. The ROD documents the City's consideration and conclusions with respect to environmental impacts and mitigation measures for various elements of the environment, as required by NEPA. The ROD does not constitute approval of development of the proposal. The ROD is also considered part of the ERR. In 2014 and 2016, the City issued reevaluations and published a Revised Record of Decision. Copies of the ROD as revised are on file at the City of Renton, Department of Community and Economic Development, Planning Division, 1055 S. Grady Way, Renton, WA 98057.

Public Comments

Any individual, group, or agency may submit comments on the ERR to the City of Renton Department of Community and Economic Development. All comments received by May 8, 2017 will be considered by the City of Renton prior to authorizing submission of a request for release of funds. Copies of the ERR are available upon request by contacting Matthew Herrera, Senior Planner, at the contact information provided above.

Release of Funds

The City of Renton certifies to HUD that the Renton Environmental Review Committee chair, as designated by the Chief Executive Officer to function as the NEPA Responsible Entity (RE), consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the Renton Housing Authority to use Program funds.

Objections to Release of Funds

HUD will accept objections to its release of funds and the City of Renton's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Renton; (b) the City of Renton has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to the Cherie Shanks, General Engineer, Office of Public Housing, U.S. Dept. of Housing and Urban Development, 909 First Ave., Suite 360, Seattle, WA 98104-1000. The Seattle Region X office is open between 9:00 am – 5:00 pm. Potential objectors should contact HUD to verify the actual last day of the objection period.

Responsible Entity Certifying Officer

City of Renton Environmental Review Committee (ERC)

Date: 4/17/17

Signature: Gregg Zimmerman
Chair

Signature: C.E. Vint

Signature: [Signature]

Signature: Kelly Bryant